

# **Regional Housing Strategy**

DENVER REGIONAL COUNCIL OF GOVERNMENTS

#### What we will cover today

- 1. Welcome and Overview
  - Project Background Refresh
  - Engagement Plan
  - April Board Retreat Insights
- 2. Shaping a Regional Strategy
  - Environmental Scan
  - Activity Centers Analysis
  - Displacement Risk Assessment
- 3. What Are We Hearing?
  - SC & AG + Engagement
- 4. Look Ahead







#### **Project phases**

Phase I: Discovery

Phase II: Strategy Development

Phase III: Draft & Final Plan

- Environmental Scan
- Engagement Plan
- Regional Context Analysis

- Goal & Objectives
- Best PracticeResearch
- StrategyDevelopment

- Implementation and Governance
- Draft and Final Plan

#### Regional Collaboration



Fosters early alignment and shared ownership to shape governance, roles, and implementation pathways for the RHS.

#### Strategy Framework



Translates regional collaboration into a clear structure by testing and refining the core elements that will guide the RHS.

#### Strategic Initiatives



Develops and tests actionable solutions by engaging key partners to refine, prioritize, and prepare initiatives for implementation.

#### Draft & Final Strategy



Brings all components together for review, validation, and adoption, building momentum and shared commitment for implementation.

Why a Regional Housing Strategy?

June-August

September

Responding to Our Housing Needs

October - November

Making Housing Happen, Together

**December - January** 

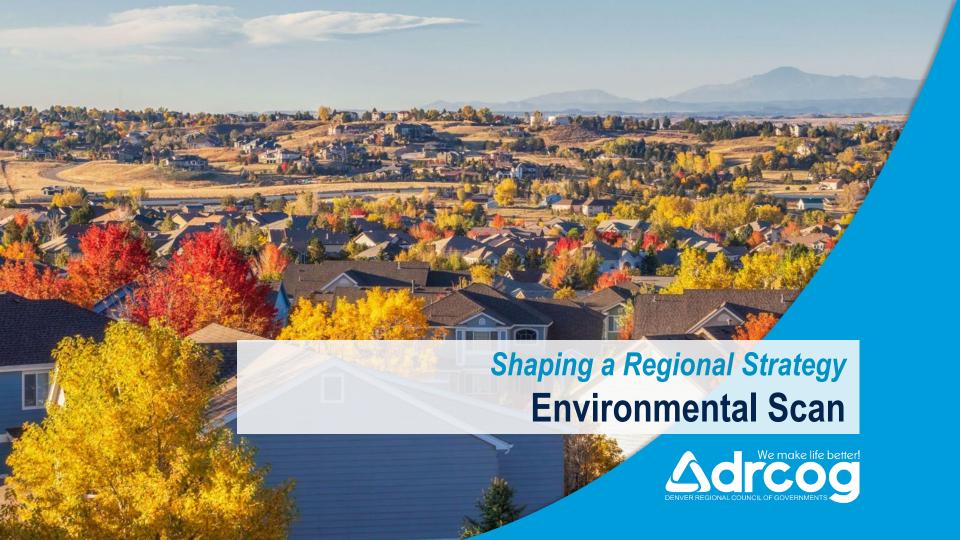
# **Engagement phases**



### **Early Insights - April Board Retreat**

- Balancing Local Control with Regional Coordination: Want flexibility in housing decisions, but an effective regional strategy must support locally grounded implementation and adapt to varied local conditions.
- Skepticism About Regional Fit: Some question whether a regional strategy can truly capture the diverse tools, priorities, and housing needs, making alignment challenging.
- Policy Can't Act Alone: Outreach and education are essential to build trust, understanding, and support—especially as communities are at different stages in the housing conversation.





#### What's Working Across the Region

- Growing adoption of zoning updates via IHOP grants and Prop 123 participation; comprehensive plans increasingly reflect housing diversity goals
- Majority of jurisdictions offer affordability incentives—either through formal policy or case-by-case development support
- Cities are investing in a variety of preservation programs (e.g. manufactured housing retention, anti-demolition policies, etc.) to keep housing affordable
- Use of local taxes (sales, lodging, STR), fees, and public finance tools to fund housing investments
- More jurisdictions now have dedicated housing staff and local housing strategies guiding action.



#### Regional Innovations & Opportunities



Boulder County and Metro manufacturers are expanding modular housing to reduce costs.



Wheat Ridge and Boulder are piloting policies to advance preservation efforts.

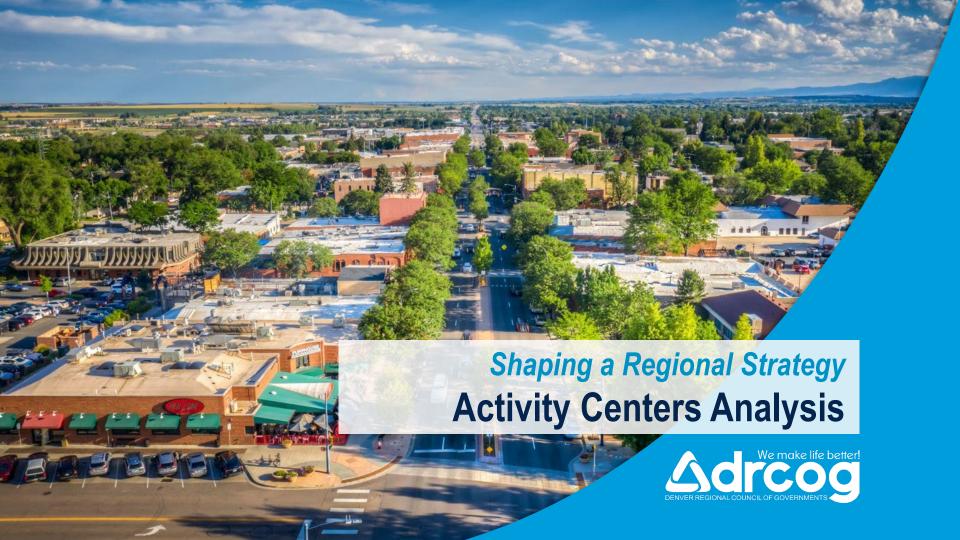


Boulder County, Jefferson County, and the Tri-Cities offer replicable cross-jurisdictional collaboration efforts.



Local philanthropy is backing both housing projects and public engagement, especially for middle-income needs.





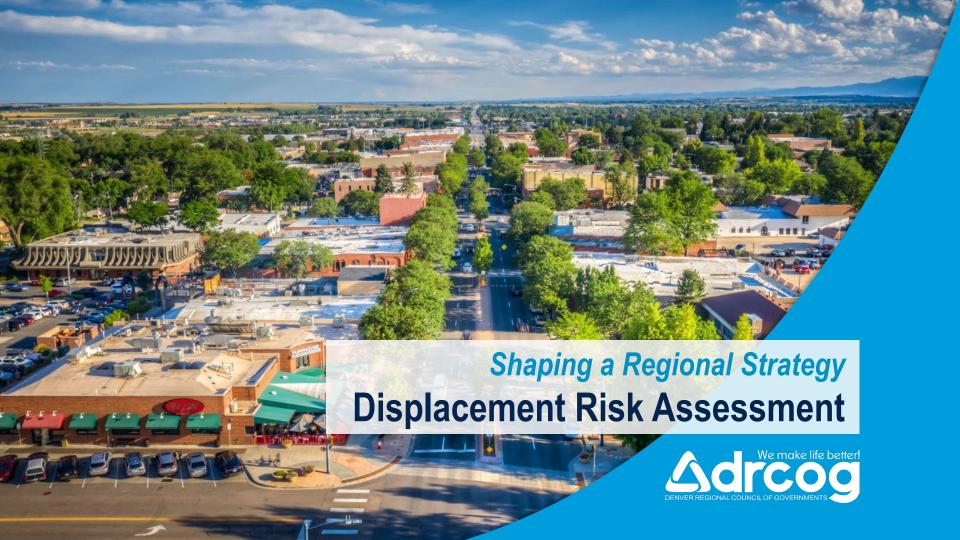
#### **Activity Centers Analysis**

- Evaluate areas of activity based on:
  - Community assets
  - Daily needs
  - Tourism
  - Institutional
- Understand areas that are functioning as complete communities today and their relationship to existing and potential future housing opportunities.



Source: Realtor.com





#### Who is most vulnerable to displacement?



When thinking about imminent displacement, two of the most important factors are:

- Being a renter
- Having a very low income (50% of the area median)

### Where is displacement most likely to happen?



We use two proxies for measuring this kind of market activity:

- High rates of new rental construction
- High demand in the single-family for-sale market.





### Advisory Group #1-2 Meeting Insights

- Strong agreement on the value of regional collaboration coupled with locally tailored action.
- Housing must be treated as interconnected with transportation, economy, and environment.
- Trust, tailored support, and clear messaging are critical across audiences.
- Input emphasized the need for toolkits, funding clarity, and community trustbuilding.
- Dedicated staffing, flexible governance, and informal collaboration are essential to sustained regional coordination.
- Regional tools—like shared data, funding mechanisms, and anti-displacement strategies—can enable local action and build cross-jurisdiction alignment



### **Ongoing Focus Groups & Interviews**

- Jurisdictions and developers emphasize the need for adaptable frameworks and predictable local processes to support project delivery and scale.
- Regional support for funding pipelines, technical assistance, and communication strategies that can reduce barriers and accelerate local impact.
- Sustained regional coordination requires formal agreements, dedicated staff, and cross-jurisdictional governance to move beyond ad hoc efforts and ensure accountability.
- From credit-sharing under Prop 123 to interjurisdictional housing authorities, aligning incentives and goals across cities and counties is critical to make regional collaboration actionable.



# **Steering Committee #1 Meeting Insights**

Clarify the Role of Regional Leadership
 DRCOG and partners should focus on convening, aligning systems, and supporting local implementation—without overriding local control.

#### Standardize Where It Counts

Regional coordination is most needed on permitting reforms and distributing affordable housing and creating a range of housing types equitably across the region that respect local context.

#### Bridge Governance Gaps

Address political fragmentation and regulatory inconsistency through shared tools, flexible frameworks, and cross-jurisdiction collaboration.

#### Align Messaging & Capacity

A successful strategy must pair regional goals with strong communication, education, and technical support to build trust and local readiness

#### **Discussion**

- Do these insights resonate with you?
- Are you hearing anything in your communities that we are missing?
- Where do you need clarifications on our work to date and engagement findings?



#### **Next Steps**

- Close out Regional Collaboration Phase
  - Final roundtable discussions
  - Partners Training Workshop
- Develop DRAFT Strategy Framework
  - City & County leadership roundtable
  - Steering Committee & Advisory Group meetings
  - DRCOG Board Work Session
  - Elected Officials Workshop





# Thank you!







